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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>211 C Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 23, 2013</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>13-319</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Marcus Watkins, with drawings prepared by Gayll Worsley requests concept review for a rear addition to 211 C Street, NE in the Capitol Hill Historic District.

**Property Description**

Preliminary research indicates 211 C Street, NE was constructed in the early 1900s along with the adjacent houses at 209 and 213 C Street. The property is a two-story row house with a side gable roof. When constructed, the house measured approximately 28' in length. A two story CMU block rear addition added at a later date expanded the length of the house nearly 20'. Significant interior alterations in various stages of completion were also made at a later date. Several noncontributing multi-unit buildings and two historic alley structures are located in Justice Court, NE, which abuts the rear of 211 C Street.

**Proposal**

The proposal includes installing a new roof above the CMU addition. This portion of the roof raises the building height approximately 3' at its highest point. Roof modifications also involve constructing a nearly 6' long section of roof from the slope of the gable to a skylight located between the historic and newer section on the building. The gable roof currently drains into the skylight to an internal drain. The 6' roof section is to help alleviate drainage issues and improve or remove the internal drainage system.

The project also involves constructing a two story rear addition. The addition would extend the building 12'. The second floor of the addition is cantilevered creating a nearly 2' projection over the first floor. The addition will be clad in Hardi-plank and sliding glass doors are proposed for the first and second floors. The addition will extend approximately 7' beyond 209 and 15' beyond 213 C Street.

Interior modifications include the removal of non-load bearing walls and an unfinished spiral staircase, as well as raising the ceiling height to 11' in the rear section of the house. The proposal also calls for the replacement of the skylight. Damaged floor joists will be replaced where necessary and a two-hour fire wall will be added to the first and second floors of the original house.

## **Evaluation**

The proposal aims to preserve the historic section of the house and concentrate the majority of the modifications to the rear addition. The floor system in the original house will be retained and damaged joists will be repaired or replaced where necessary. The roof will be replaced in-kind, but the existing rafters and ridge beam will be retained.

Originally the plan called for raising the roof from the ridge to the rear of the house, losing the slope of gable. The earlier design also called for raising the ceiling height to 11' in the back section of the house. The proposal has been revised and approximately half of the historic gable roof has been retained and the ceiling height has been lowered to a little more than 10'. The roof modifications will not be visible from the street. It may be possible to retain additional footage of the historic gable roof while alleviating the house's drainage problems and this should be explored.

The plan calls for the removal of portions of the interior of the house. Photographs supplied by the applicant reveal the interior has been modified significantly and some of these modifications remain in an unfinished state. The floor and roof system will be retained in the historic section of the house, and the majority of the work to the roof will affect the newer portion of the house.

The new two-story addition is compatible with the character of the historic house and with the Capitol Hill Historic District in overall design, massing, materials, and fenestration. The property is located on a fairly deep lot and is surrounded by other houses and multiunit buildings with extensive rear additions. The proposed cantilevered second floor is not common in the historic district, but the projection is modest. The addition will be visible from Justice Court, the alley at the rear of the house, but the projection will likely be concealed by fencing and vegetation. The proposed addition is not out of keeping with the character of its surroundings and its impact on abutting properties is minimal.

## **Recommendation**

*The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff. As the construction drawings are prepared, the applicant should work with HPO to explore further retention of the gable roof.*